

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES

PURCHASE PRICE £440,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

F

PURCHASE PRICE

£440,000

TENURE

We understand the property to be Leasehold with a 125 year lease from 1st January 2001 and the service charge is £2,500 per annum and this is to be confirmed by the solicitors



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THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £440,000

Welcome to The Penthouse, a fabulous apartment located at 7 Eastshore, Bradford Avenue in the charming seaside town of Cleethorpes, North East Lincolnshire. This stunning penthouse offers a unique opportunity to enjoy luxurious living with breathtaking views over the Humber from the eagles nest.

As you enter this exquisite flat, you will be greeted by an open plan living space that seamlessly combines the kitchen and living areas, creating an inviting atmosphere perfect for both relaxation and entertaining. The property boasts three well-appointed bedrooms, including a master suite with an en suite bathroom, ensuring comfort and privacy for all residents. In addition, there is a modern four-piece bathroom with a separate sauna and a guest WC, providing ample facilities for family and guests alike.

The penthouse is designed with modern living in mind, featuring underfloor heating and u.PVC double glazing, which not only enhances energy efficiency but also ensures a warm and cosy environment throughout the year. A sophisticated sound system adds an extra touch of luxury, making it ideal for those who appreciate quality audio experiences.

For your convenience, the property includes parking for two vehicles, a valuable asset in this desirable location. With no chain involved, this penthouse is ready for you to move in and start enjoying the coastal lifestyle that Cleethorpes has to offer.

In summary, The Penthouse is a remarkable property that combines elegance, comfort, and stunning views, making it an ideal choice for those seeking a high-quality living experience by the sea. Don't miss the chance to make this exceptional apartment your new home.

We understand the property to be Leasehold with a 125 year lease from 1st January 2001 and t

AUCTIONEERS ADDITIONAL COMMENTS

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES

FRONT VIEW

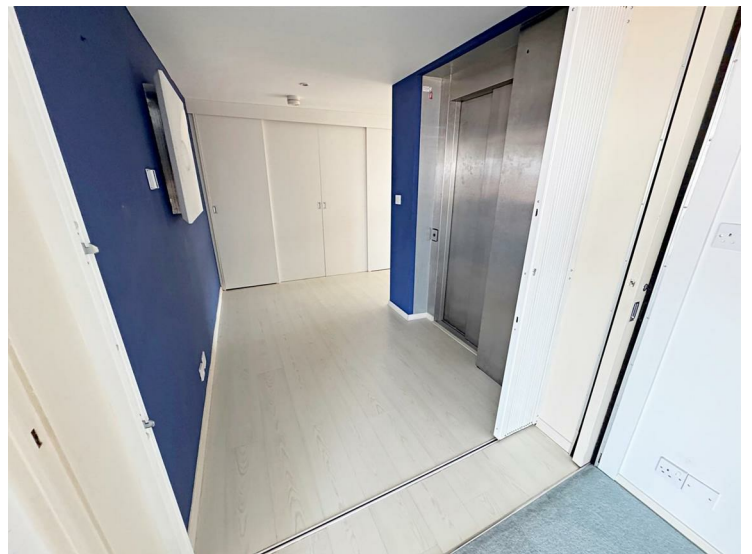


ENTRANCE

The entrance opens from the lift with a security gate and fire door.

On the fourth floor, the lift opens into the outer hallway which also has a locked access from the staircase.

There is a laminate floor, downlighters in the ceiling and fitted storage cupboards.. Sliding security door and a sliding fire door to the inner hall.



WC

All the walls and the floor tiled, closed couple W.C. elegant wash hand basin, towelling radiator, an extractor fan and downlighters.



THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES

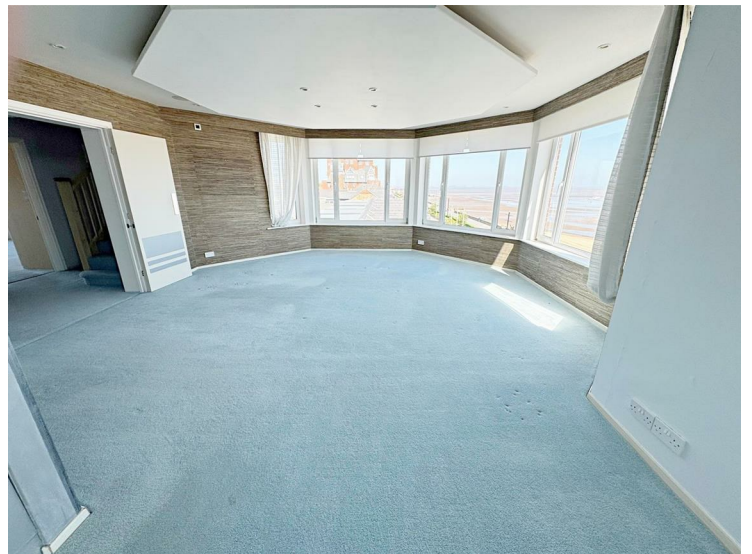
LIVING ROOM

30' x 15' x 17'6" (9.14m x 4.57m x 5.33m")

This is a magnificent living room which provides a spacious sitting area, dining area and kitchen. Entered through double security doors, the lounge has five double glazed windows, a feature ceiling, downlighters and music speakers. The TV and speakers are built into an ornamental wall. Leading from the sitting room is the open plan dining area with a featured stunning mirrorred wall at the end of the dining room with sliding patio doors which lead onto another little balcony overlooking panoramic views of Cleethorpes Promenade from the Pier to the Leisure Centre and the Swimming Pool.



ADDITIONAL LIVING ROOM



DINING AREA



THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES

KITCHEN AREA

The designer fitted kitchen has an induction hob, fridge-freezer, oven, microwave, extractor fan, dishwasher and awesome lighting features. There is a laminate floor, silver grey units to the base and wall, drawers and doors with chrome style door furniture, the units with matching upstands, the pre form work surface with a sink application and chrome mixer tap.



KITCHEN AREA



MASTER BEDROOM

15'6" x 15'3" at its maximum (4.72m" x 4.65m" at its maximum)

The master bedroom is off the inner hall and to the back of the property. There are u.PVC double glazed patio doors onto the South-West facing balcony with light and heat and a canopy, all remotely operated. This balcony is a rare find in Cleethorpes with a south facing aspect from 11:00am until supper time in the summer. There are downlighters in the room, speakers to the ceiling, fitted wardrobes and the further window on the corner with the view across the River Humber. This large twin bedded spacious bedroom has a fantastic en-suite bathroom with a large shower area, wash stand and toilet and plentiful cupboard space.



THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES

MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM - BALCONY



THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES

EN SUITE

The en-suite is excellent, large walk-in shower, tiled walls, glass panelled wet room style floor to the shower, both wash-hand basin and toilet cabinetised, further cabinets on the opposite wall. A u.PVC double glazed window, downlighters, extractor, the tiled floor and loft entrance above.

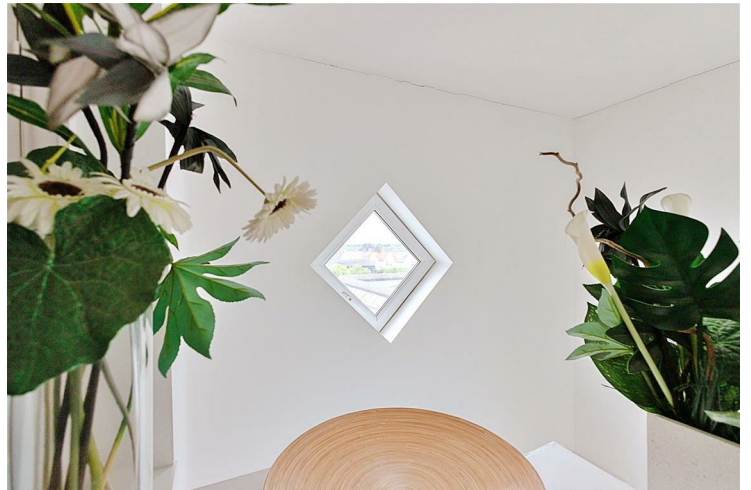


TOP FLOOR/STAIRWELL

Up the stairs or take the lift, staircase with lights, an alcove with a sea scape relief on the right side and above a double glazed roof light. The landing here with another double glazed roof light above, leading off a double bedroom, a utility room, the bathroom and sauna, the third bedroom to the front of the property and the "Eagles Nest".



STAIRWELL



THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES

UTILITY ROOM

Just off the top hall upstairs, is a utility room with a washing machine and tumble dryer, storage space, a large area of cupboards and large water cylinder and various facilities.



INNER HALL

In the inner hall there is an intercom to welcome visitors. There are downlighters, then doors leading off to the living room, cloakroom and the main bedroom.



"EAGLES NEST"

12'0"x 12'0" approximately (3.66mx 3.66m approximately)
This fantastic room has to be seen, with six sides in double glazed windows, downlighters, speakers, a laminate style floor. There is a balcony with the finest panoramic views the across the Humber estuary to Donna Nook and of the whole of Cleethorpes beach promenade and seaside attractions such as the Fun Train and the open topped bus ride!



THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES

EAGLES VIEW

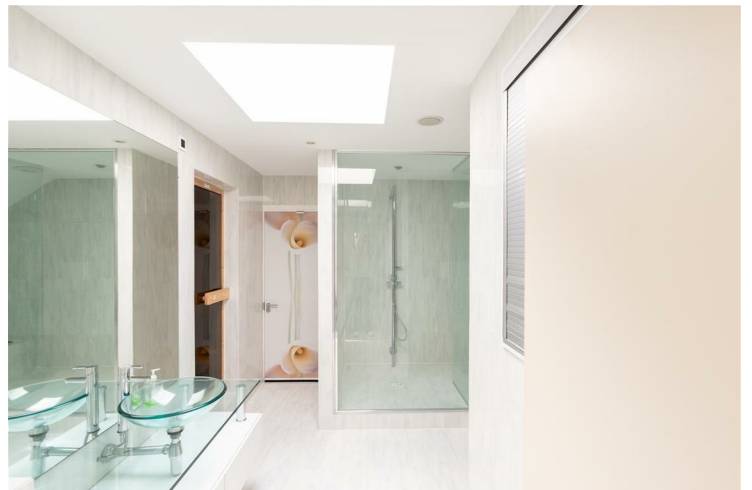


EAGLES NEST VIEW



BATHROOM

The bathroom is more than impressive, with tiled walls and floor and double glazed roof light above. The jacuzzi bath, the large shower cubicle with floor to ceiling glass panels, chrome towelling radiator, cabinetised toilet, designer glass wash basin with shelf and cabinets and mixer above. Storage cupboard with an upward sliding door to the fridge for wine/champagne.



THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES

ADDITIONAL BATHROOM



SAUNA

Leading off there is a sauna with benches, walls panelled, bucket with scoops and instructions.



SAUNA



THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES

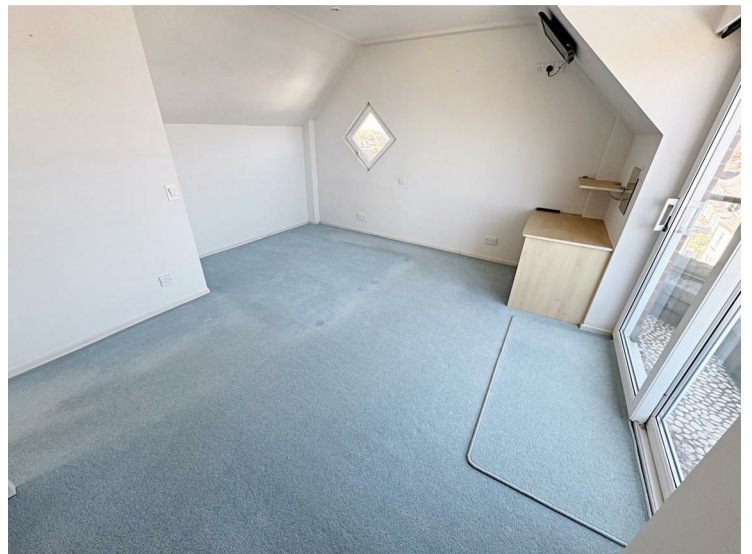
BEDROOM 2

15' x 12'6" at its maximum (4.57m x 3.81m" at its maximum)

This large bedroom with double glazed sliding patio doors to a small balcony with an another amazing view. Fitted wardrobes, a window to the South-West side, downlighters to the ceiling and a vanity unit, with electric controlled blinds for ease and privacy.



BEDROOM 2



BEDROOM 2 VIEW



THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES

BEDROOM 3

13' x 8' (3.96m x 2.44m)

This charming third bedroom is to the front of the property, two double glazed roof lights and downlighters, entry to the false roof, there is an additional electric wall heater.



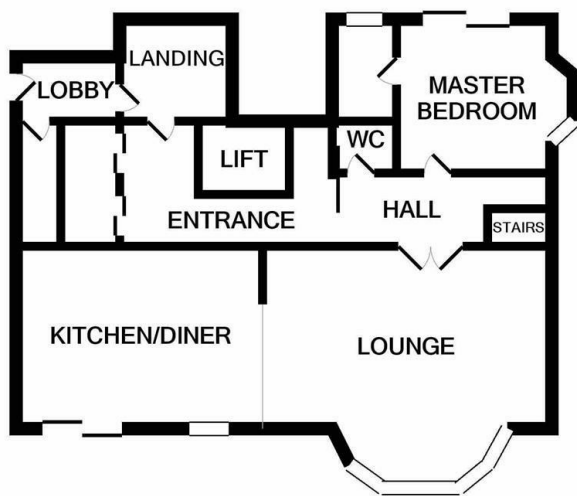
PARKING

There are two parking spaces in the Apartment Block's, secure and gated car parking accessed from Bradford Avenue,.

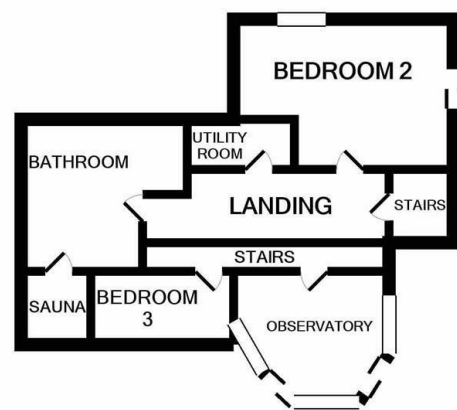
VIEWS

REAR VIEW





GROUND FLOOR



1ST FLOOR

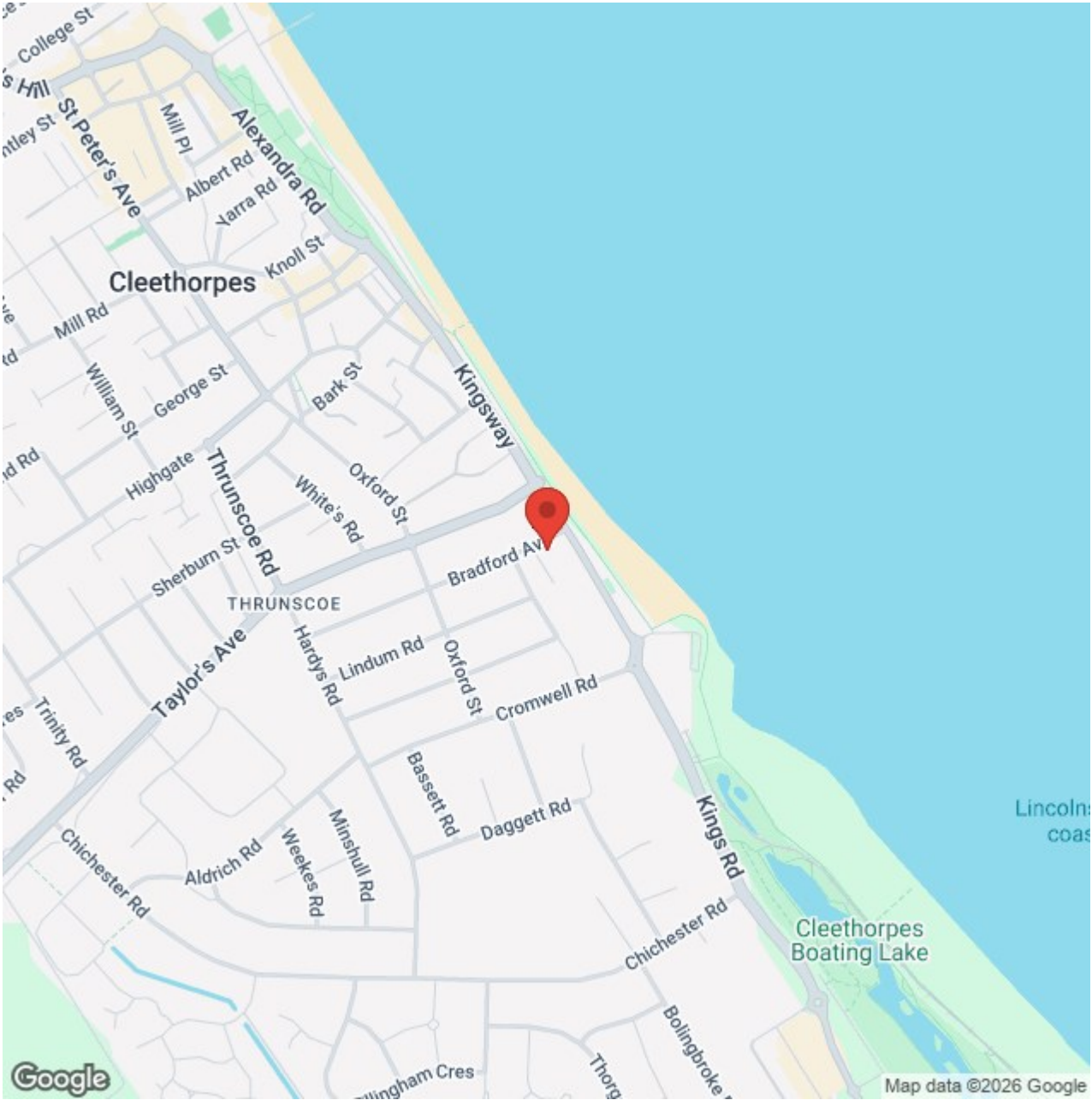
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland